

184.0

0006

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

747,400 / 747,400

USE VALUE:

747,400 / 747,400

ASSESSED:

747,400 / 747,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		KIPLING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FENNEY JAMES B & RACHEL L	
Owner 2:	
Owner 3:	

Street 1: 16 KIPLING RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CASTAGNOLI WILLIAM/ANNA -

Owner 2: LIFE ESTATE -

Street 1: 16 KIPLING RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,315 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1895 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6315		Sq. Ft.	Site		0	70.	0.97	7									426,614						426,600	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size			Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							6315.000			320,200		600		426,600		747,400							
Total Card							0.145			320,200		600		426,600		747,400		Entered Lot Size					
Total Parcel							0.145			320,200		600		426,600		747,400		Total Land:					
Source: Market Adj Cost														Total Value per SQ unit /Card:		394.51		Land Unit Type:					

PREVIOUS ASSESSMENT										Parcel ID		PAT ACCT.										
TAX DISTRICT										184.0-0006-0006.0		ASR Map:										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value		Notes	Date											
2020	101	FV	320,200	600	6,315.	426,600	747,400	747,400	Year End Roll		12/18/2019											
2019	101	FV	250,800	600	6,315.	426,600	678,000	678,000	Year End Roll		1/3/2019											
2018	101	FV	231,800	600	6,315.	359,600	592,000	592,000	Year End Roll		12/20/2017											
2017	101	FV	231,800	600	6,315.	329,100	561,500	561,500	Year End Roll		1/3/2017											
2016	101	FV	231,800	600	6,315.	280,300	512,700	512,700	Year End		1/4/2016											
2015	101	FV	217,800	600	6,315.	243,800	462,200	462,200	Year End Roll		12/11/2014											
2014	101	FV	217,800	600	6,315.	225,500	443,900	443,900	Year End Roll		12/16/2013											
2013	101	FV	217,800	600	6,315.	214,500	432,900	432,900			12/13/2012											

BUILDING PERMITS										ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name									
5/26/2017	631	Dormers	81,000	O					7/31/2018	MEAS&NOTICE	BS	Barbara S									
7/15/2015	969	Manual	14,155		7/15/2015			Rebuild front step	11/7/2017	Measured	DGM	D Mann									
4/23/2003	221	Wood Dec	1,000	C					11/7/2017	Permit Visit	DGM	D Mann									
9/13/2002	756	Redo Kit	6,000	C		G4	GR FY04		11/7/2017	Left Notice	DGM	D Mann									
									4/18/2012	MLS	EMK	Ellen K									
									10/16/2008	Meas/Inspect	189	PATRIOT									
									3/2/2000	Inspected	270	PATRIOT									
									1/4/2000	Mailer Sent											
									12/28/1999	Measured	263	PATRIOT									
										Sign:	VERIFICATION OF VISIT NOT DATA										

